

INDUSTRIAL FOR LEASE

AVAIL SF: 12,165

TOTAL BLDG SF: 19,077



ADDRESS 4476 DUPONT CT UNIT A&B, VENTURA CA ZIP 93003

Prime Industrial Space in Ventura
20' Minimum Clear Height
Two 12' x 13' GL & 480V Power Service
Minimal Office Space & No CAM Fees
Great Location by Telephone Rd & 101 Freeway

LEASE RENTAL \$15,206.25 /mo Gross 1.25 Net _____ Term 3-5 YRS W/ANNUAL COLA
 SALE PRICE \$ NFS Price/SF \$ _____ Possession 8-1-2026 Tax \$ _____ Yr 2025-2026
 Avail SF 12,165 Power A 400 V 277-480 Ø 3 W 4
 Min. SF 12,165 Heat SPACE Cooling NONE PWR Notes VERIFY
 Land SF POL Truck Hi Pos 0 Dim _____
 Const CTU Roof LAM Grd Lev Drs 2 Dim 12 X 13
 Rail NONE Unfin Ofc Mezz SF 0 Incl in Avail SF N Restrooms: 6
 Sprinklered YES Min Clear Height 20 OFFICE DATA Office SF 1,430 # 5
 Pkg 14 Yard No Yr Blt 1986 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N
 Thomas Bk Pg# 492-A5 Zone MPD To Show Call Broker - OCCUPIED Sp. Feat. _____
 AGENT Mike Wax, SIOR (805) 844-7445, Jonathan Wolk (805) 844-7426 Region VEN Listing # _____
IPA Commercial
 FTCF _____ Notes Subject to termination of existing lease.



(805) 844-1000

